

MODEL AFFORDABLE HOUSING PLAN

Drafted by Rhode Island Housing in cooperation with the RI Statewide Planning Program to provide guidance to municipalities to conform to R.I.G.L. 45-53 (as newly amended 7/3/04)

Amendment to the Housing Element: Affordable Housing Plan to Provide 10% Low- and Moderate-Income Housing

Town of Rhodenville, Rhode Island
Mary Q. Public, Town Manager

***Adopted by the Rhodenville Town Council
August 16, 2004***

I. Introduction

This plan was prepared in accordance with the Rhode Island Comprehensive Planning Act (R.I.G.L. 45-22.2) and the Low- and Moderate-Income Housing Act (R.I.G.L. 45-53), which was recently amended in July 2004. The Low- and Moderate-Income Housing Act promotes the development of low- and moderate-income housing. This plan will ensure that at least 10% of Rhodeville's housing units are affordable to residents earning \leq 80% area median income (AMI). Rhodeville's Planning Board held a public hearing and approved the plan on July 21, 2004, and the Rhodeville Town Council adopted the plan as part of the Housing Element of its Comprehensive Plan after a public hearing on August 16, 2004.

The town seeks to use this amendment to its housing element to promote centralized growth around its main village that exists near its mill, which closed in 1978. There is also an opportunity to build upon a smaller, less active village center that is near a decommissioned school, where an element of suburban sprawl has begun. This amendment of the housing element shall complement an amendment to the land use element that adopts the growth center concept for these village centers.

An Affordable Housing Task Force has been created by the Town Council and is working closely with and receiving staff support from the planning and zoning offices and advising the Council and Town Manager. The Task Force also seeks the advice of the Conservation and the Historic Preservation Commissions. Members of the Task Force include a number of real-estate related professionals, including a real estate attorney, a realtor, a mortgage lender, and two builders, as well as concerned, active citizens including a teacher, a police officer, two retirees, and a landscaper. Representatives from each of the local community development corporation (CDC), housing authority (HA) and a faith-based organization, are also members. Both the Town Council and the Planning Board have assigned members as liaisons with the Task Force. The Task Force has helped to develop the suggested strategies to create low- and moderate-income (LMI) housing outlined in this plan. In addition, the Task Force has the responsibility of raising public awareness of the need for affordable housing, supporting affordable housing development proposals that are consistent with this Affordable Housing Plan, advocating to keep the existing LMI stock that is already located in Rhodeville, and will keep track of the town's progress toward implementation of the plan.

II. Low- and Moderate-Income Housing in Rhodeville

According to figures provided annually by Rhode Island Housing, and recently updated in July 2004 to remove seasonal units as provided by the 2004 legislation, Rhodeville currently has 288 LMI units (see Table 7 on page 11), or 4.91% of its 2000 housing units, that qualify under the definitions of the Low- and Moderate-Income Housing Act. The RI Housing tabulation of LMI units for Rhodeville appears as Appendix A.

Rhodeville's number of housing units in 2000 was 5,869, which would require at least 587 units to be affordable to residents earning \leq 80% AMI, meaning that currently there is a shortfall of 299 LMI units—this will be referred to as the town's "delta." Future need, and the corresponding growth in the town's delta, will be predicted by the growth analysis in the following sections.

As defined in R.I.G.L. 45-53-3(5), “low- or moderate-income housing” must (1) be constructed or rehabilitated with a federal, state or municipal subsidy, and (2) must remain affordable for at least thirty years.

III. Strategies to Attain the Low- and Moderate-Income Housing Goal

The town’s Affordable Housing Task Force has been meeting for several months to assist in devising strategies that both create opportunities for LMI units and upgrade the standard of living for all of Rhodeville’s residents while maintaining the character of the community.

The strategies outlined below have been identified as reasonable opportunities to reach the town’s LMI housing delta. Rhodeville is negotiating a fee arrangement with the local CDC to become the monitoring agent for any of the privately or town developed units. More details regarding how the strategies accommodate the town’s housing needs and the strategies are consistent with Rhodeville’s Comprehensive Plan follow this section.

1. **Mill Building Reuse:** A private developer is planning to redevelop the “Old Mill Building” as rental housing. In exchange for required zoning variances, the developer has agreed to set aside 25% of the 150 units (38 total) as affordable to families earning up to 80% AMI. A local service provider is working with the developer to set aside 5 of the 38 units for very low-income (VLI) renters requiring supportive services. The site is connected to public water and sewer.
Number of LMI units created: 33 for $\leq 80\%$ AMI, family rental
5 for $\leq 50\%$ AMI, supportive services rental
2. **Public Facility Reuse:** The town owns a former school in a former village center. The town is donating the building to the local community development corporation (CDC), which will convert it into 20 units of elderly rental housing that will be affordable to households at or below 80% AMI. The facility is connected to the public water and sewer system.
Number of LMI units created: 20 for $\leq 80\%$ AMI, elderly rental
3. **Village Zoning District and Village Extension Zoning District:** The town will amend the Zoning Ordinance and map, changing the two areas zoned as Village Commercial District to Village Zoning District. The **Village District** will allow mixed-use development in those two existing village areas, thereby enhancing a village center that has not existed vitally for decades and help to arrest the strip-style suburban development that has begun to emerge near that area (see Figure 1). The lot size will be changed to 10,000 square feet for single family development to reflect the existing and desired development. Duplexes and multi-family development will be allowed as-of-right instead of the existing special-use permit. In addition, the dimensional requirements will be changed to require new construction to be at a height the same as the existing, historic, and commercial structures and will also require upper-story residential use, which will require 20% LMI units, and commercial development at the street level. These zoning measures are intended to implement policies and recommendations of the Comprehensive Plan’s Land Use element relative to retaining and enhancing the Town’s villages as vital centers, for curbing sprawl outside the village centers, and for insuring that the character of new development is consistent with the traditional

development patterns of the town. All new subdivisions on vacant acreage will also be required to have 20% LMI units. The village centers are served by public water and sewer.

In addition to the Village Zoning District, Rhodenville will create a **Village Extension Zoning District** that encompasses an area adjacent to each village center and to which water and sewer will be extended on a phased basis as provided in the Facilities and Services Element. Duplexes will be allowed as-of-right in the district. The intent is to promote walkable communities and concentrated areas of public space. The Village Extension District will permit a 100% density bonus, in areas that are currently zoned as R-20, for developments that provide at least 20% of units to be affordable for at least 30 years to households $\leq 80\%$ AMI. The town will encourage developers to make affordable units permanently affordable by working with the local CDC to land trust these properties. Multi-family will be allowed by right in projects utilizing the density bonus.

There are 210 buildable acres in the two areas designated as a **Village Zoning District**, which would allow for up to 915 units of housing, of which at least 20%, or 183 units, would be affordable.

Number of LMI units created: 183 (over build-out) for $\leq 80\%$ AMI, mix of rental and ownership for families, elderly and supportive housing

There are 227 buildable acres in the two areas identified as a **Village Extension Zoning District**, 987 housing units could be built, of which at least 20%, or 197 units, would be LMI units.

Number of LMI units created: 197 (over build-out) for $\leq 80\%$ AMI, mix of rental and ownership for families, elderly and supportive housing

4. **Scattered Site housing development:** There are a number of blighted properties and infill development opportunities in the two village centers. The town is working with the local CDC on the development of a tax-credit application to create 35 units of family rental housing that will be affordable to households at or below 60% AMI. A local service provider is working with the CDC to set-aside 5 units for very low-income renters requiring supportive services.

Number of LMI units created: 30 for $\leq 60\%$ AMI, family rental
5 for $\leq 50\%$ AMI, supportive services rental

5. **Inclusionary Zoning:** To provide more affordable homeownership opportunities, the town will adopt a mandatory inclusionary zoning ordinance requiring that all new developments with 10 or more units in its R-20, R-40 and R-80 zones set-aside 20% of the units as affordable to households at or below 80% AMI. A density bonus equal to the percentage of affordable units in the development will be provided and 30% of the land will be required to be kept as open space in order to promote the clustering of housing units. For cases in which it is not feasible to develop the affordable units on-site, the developer may pay a fee-in-lieu which will be deposited in the town's Affordable Housing Trust Fund. The town will encourage developers to make affordable units permanently affordable by working with the local CDC to land trust these properties. There are currently 2,324 buildable acres in these zones, which would support 3,263 units under the current zoning requirements. On average,

approximately 30% of building permits issued annually are for developments of 10 or more units. Assuming 979 units will be developed under the inclusionary zoning ordinance, approximately 196 LMI homeownership units could be created over the build-out.

Number of LMI units created: 196 (over build-out) for $\leq 80\%$ AMI, family/elderly ownership/rental

6. **Rehabilitation Tax Credit Program:** The town will adopt a tax credit for people substantially rehabilitating housing within the areas designated as a Village Zoning District and a Village Extension Zoning District that will be kept affordable for at least 30 years for persons earning $\leq 80\%$ AMI. Homeowners investing at least \$25,000 in health, code, or safety improvements (including lead paint removal) will be eligible for a property tax credit for 10% of the cost of improvements up to a maximum of \$5,000 that would be spread over five years. The tax credit will be used in conjunction with the town's home repair program. This credit will help to revitalize blighted properties and create new affordable units within existing buildings. Since the affordable units created through this strategy already exist as housing units, additional infrastructure, service support and zoning changes will not be needed. Also, they will not affect the growth rate of housing units but will have a positive effect on the number of LMI units thereby closing the LMI gap more quickly. Based on the activity of the current home repair program and funding limitations it is anticipated that approximately 4-6 units of LMI housing could be created through this strategy each year.
Number of LMI units created: 60 (through 2020) for $\leq 80\%$ AMI, family ownership/rental
7. **Removing local barriers to affordable housing development:** In addition to the proposed zoning changes, the town will waive impact fees for affordable housing units. Affordable units will also not be subject to annual building permit caps.
8. **Establish Local Housing Trust Fund:** To assist in financing affordable housing development, the town will support the enactment of a state law to enable Local Trust Funds for Housing to be financed with fee-in-lieu payments by housing developers and with local CDBG funds. The Fund would be used to acquire and develop permanently affordable housing in the community.
9. **Monitor Implementation of the Affordable Housing Plan:** The Affordable Housing Task Force will monitor progress in implementing the Affordable Housing Plan. The Task Force will report annually to the Town Council, the Town Manager, and the Planning Department, as well as make public presentations to report progress.

A. *History of Rhodenville's Building Permit Activity*

Not unlike many towns across the State, Rhodenville experienced a surge of building activity through the 1980s. In 1995, a building cap of 60 units per year was adopted. The town has decided to waive this cap for LMI units to achieve the 10% goal of LMI units within a reasonable period of time. However, assuming that only approximately 30% of units built in any year will be affordable, the town has decided that it can reasonably accommodate approximately 75 building permits per year as its projected growth rate and assume approximately 23 of those will be for LMI units.

Table 1: Rhodenville's Building Permit Activity, 1980-2003

	SF	MF	Total/yr
1980-89	855	200	105.5
1990	49	0	55
1991	50	0	56
1992	52	0	57
1993	52	0	52
1994	51	3	54
1995*	53	7	60
1996	57	8	60
1997	56	5	55
1998	55	5	54
1999	55	4	59
2000	58	0	58
2001	60	0	60
2002	60	0	60
2003	60	0	60
	1623	232	
*established 60 unit bldg cap			

B. Rhodenville's Population

Over the next thirty years, the RI Statewide Planning Program's Population Projections (May 2004), projects Rhodenville's population to grow by 8.6%.

Table 2A: Rhodenville Population Projection, 2000-2030

2000	2005	2010	2015	2020	2025	2030
15,999	16,207	16,385	16,647	16,942	17,196	17,380

Given its housing units/population, Rhodenville actually has a greater average household size of 2.7 than the state's 2.3, which indicates an emphasis on family housing for its current and future needs. The following table details the town's age distribution projections. Not surprisingly, the population aged 65 and older will increase significantly over the thirty years, while the school-age population will decrease slightly and then stabilize.

Table 2B: Rhodenville Age Distribution Projection, 2000-2030

	Under 20	20-64	65 & over
2000	27.00%	58.50%	14.50%
2005	26.50%	59.64%	13.86%
2010	25.40%	60.64%	13.96%
2015	24.70%	60.12%	15.18%
2020	25.00%	58.13%	16.87%
2025	25.33%	55.80%	18.87%
2030	25.86%	53.66%	20.48%

C. Rhodenville's Build-Out Analysis

A build-out analysis was conducted for the town's 1995 Comprehensive Plan's Land Use Element. Those figures regarding remaining buildable residential acreage have been updated for this plan. The town has 3 residential zones and a village commercial zone. The residential zones ranged from R-20 to R-80, and the village commercial zone allowed only duplexes by right and multi-family development by special-use permit. With the adoption of the proposed Village Zoning District and its accompanying Village Extension, there will be opportunities for zoning as low as R-10, as well as duplexes and multi-family development by right in the main villages and multi-family by right in the Village Extensions when at least 20% LMI housing units are being developed.

In devising a method to accommodate LMI housing units, the Town Council with the Planning and Zoning Boards, reviewed the layout of the town, its existing zoning and patterns of development. It was considered that the plan offered a good opportunity to devise patterns of housing that complement the existing development and create opportunities to expand that development in a direction most beneficial to the town's residents. The plan also preserves the town's character with its revitalization of the village areas and encouragement of compact development.

As outlined in Section III, the Village Zoning District will allow mixed-use development, with retail spaces below and housing units above. Public water and sewer already serve both of these areas. The larger zone will be in the primary village center and the second smaller one in an old village center that until recently had seen little activity. However, recent development suggests this area shows potential for further development, and rather than let the development happen without direction into the emerging suburban sprawl the town is taking a decisive action to build it into another community center.

Rhodenville will also create a Village Extension Zoning District adjacent to each of the two areas designated as a Village Zoning District to which public water and sewer will be extended corresponding to changes made in its Land Use Element to designate the villages as Growth Centers. The Village Extension Zoning District will allow for denser R-10 development (as opposed to R-20) for developments that provide 20% LMI units (i.e., long-term affordable and built with a subsidy). Impact fees will also be waived for these developments. Both the density bonus and the waiving of impact fees will serve as municipal subsidies to fulfill the state definition of low- and moderate-income housing. The intent is to invite denser developments to these adjacent areas to create walkable communities to jobs, commercial activities and recreation. Public green space will be required within these developments.

In Table 3 below, the build-out analysis utilizes RIGIS mapping data to calculate undevelopable soil areas. A breakdown of the total acreage for each area was calculated, and the unsuitable areas subtracted out. Next, jurisdictional wetlands and stream setbacks, and open space exactions were deducted. The resulting acreage was multiplied by 43,560 sq. ft. (one acre) for purposes of converting the areas to square footage, and then divided by the appropriate square footage, which assumes the entire remaining buildable acreage of the Village Extension Zoned District will receive the density bonus.

Table 3: Rhodeville's Build-Out Analysis

ZONING	Total Acres	Total Buildable Acres	Currently developed	Current Housing Units	Remaining Buildable Acres	Housing Units possible
R-80	1,995	1,197	359	196	838	456
R-40	2,021	1,314	920	1,001	394	429
R-20	3,732	2,426	1,334	2,906	1,092	2,378
Village Extension Zoned District	925	648	421	917	227	987
Village Zoned District	857	600	390	849	210	915
Total Residential zoned land	9,530	6,184	3,424	5,869	2,760	5,165
% total buildable (residential)		64.89%				
% of total buildable that is developed (residential)			55.36%			
% of total buildable that can be developed (residential)					44.64%	
Total current units				5,869		
Total units once built-out						11,033

The town envisions mixed-income development of approximately 1,900 rental and ownership units over the decades to come—making the town a welcome home to a mix of incomes and household-types, ensuring housing for those working in town, and inviting retail businesses to its village centers. As recommended in the Circulation Element of its Comprehensive Plan, it is Town policy to work with RIPTA to serve the extended village areas more frequently.

D. Rhodeville's Economic Development

With a significant portion of the population at or under 80% AMI, Rhodeville has been seeking opportunities for increased economic development per its Comprehensive Plan Economic Development Element. As such, the town has recently reached agreement with a regional corporation that wishes to relocate its headquarters to Rhodeville. The shipping division of the corporation will also be located here. It is estimated that as many as 250 new jobs will be created, of which approximately 150 will be low- or moderate-wage positions. The U.S. Department of Commerce recommends 7 housing units for every 10 jobs. Therefore, Rhodeville anticipates needing to accommodate approximately 105 low- and moderate-income housing units.

E. Locations Where Strategies Will Be Implemented

The map on the next page outlines the location of targeted strategies to increase the low- and moderate-income housing in Rhodeville.

F. Actions & Expected Outcomes

The table below outlines actions taken to date and those needing to be done and the intended timeframe in which to accomplish them:

Table 4: Rhodeville's Low- and Moderate-Income Housing Action Table

Action	Responsible Party	Resource	Timeframe
Create AH Task Force	Town Council	Planning office will provide staff support.	DONE
Adopt Zoning changes: 1. Village Zoning District/Mixed Use 2. Village Extension District 3. Mill Reuse 4. Inclusionary	Town Council	Planning Board and Planning office will provide staff support.	12 months
Waive impact fees	Town Council	Planning office will provide staff support.	6 months
Exempt permit cap	Town Council	Planning office will provide staff support.	6 months
Advocate for legislation to permit establishment of Housing Trust Fund	Town Council AH Task Force CDC	Planning office will provide staff support.	6-12 months

IV. Relationship of Strategies to Affordable Housing Needs

Given the need to ensure that all types of households be accommodated proportionate to their needs, Rhodeville has devised a variety of strategies to address its LMI housing needs. The goal is to create enough housing so that existing and future residents will always find suitable accommodations available to them at all stages of their lives.

A. Housing Needs Analysis by CHAS Data

The U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database provides a means for a community to examine the housing needs and problems of its residents at all income levels. The most consistent finding in an analysis of CHAS data is that a significant number of households, especially those below 80% AMI, pay too large a percentage of their gross monthly income for housing.

An examination of Rhodeville's CHAS data reveals that there is a proportionally higher need for family housing (60.7%) as compared to elderly (20.7%) and other (18.7%). This is consistent with, however somewhat higher than, the county's CHAS (family at 54.3%; elderly at 6.8%, and other at 38.9%) and regionally (family at 43.5%; elderly at 31.5%, and other at 25%). All three CHAS data charts are attached as appendices B-D at the end of this plan.

When plotted against the current LMI units and those projected to be needed by 2020 the following breakdown by household type occurs:

Table 5: Rhodenville's Future LMI Housing Needs, by CHAS data

Household Type	Proportional Need projected by 2000 CHAS*	# of LMI Units Needed by 2020 (=662 x CHAS %)	Existing Supply	Future Need (=2000 CHAS proportion* - existing supply)
Elderly	20.6%	136	124	12
Family	60.7%	402	97	305
Other	18.7%	124	67	57
Total LMI units		662	288	374

* The CHAS proportion is calculated by adding all households <= 80% AMI reporting "any housing problems" and calculating each group as a percentage of the total number of households reporting housing problems.

B. Special Needs and the Homeless

Despite the availability of LMI units in most communities, the two populations of special needs and the homeless remain underserved throughout the state. These are the two hardest populations to house given the level of their needs and very low incomes.

There are currently 67 units serving the special needs population in Rhodenville, comprised of 40 group home beds, 12 transitional units, and 15 HUD 811 units, which serve disabled households. According to the most recent Rhode Island Emergency Shelter Annual Report, 16 shelter residents had identified Rhodenville as their last address.

Rhodenville recognizes the need to provide housing to both the special needs and homeless populations, not just within its borders but also as a resource for its region and more widely throughout the state. Working with local housing organizations, women's crisis centers and faith-based organizations, Rhodenville's Affordable Housing Task Force is seeking reasonable accommodation of these populations through shelters, safe houses and, when feasible, transition to permanent housing units. Part of its strategy is reflected in the expected provision of at least 10 units of supportive housing in the new mill complex and in the scattered site Low-Income Housing Tax development. There is also ample opportunity for more such units throughout the areas of the Village Zoning District and Village Extension, and such opportunities will continue to be monitored by the Affordable Housing Task Force.

C. Homeownership and Rental Costs in Rhodenville

A major reason for the current affordable housing crisis in Rhode Island is the significant increase in market values of buildable land and existing homes and rentals. Rhodenville is no different than the rest of the state in that since 1995 it has seen house values steadily and rapidly increase from a median of approximately \$125,000 locally to its current median value of \$240,000. Unfortunately, however, household median incomes have not kept that same pace. While the steep increase in values have allowed a number of homeowners significant equity gains, it now makes for lack of homeownership opportunities for new younger households. Rental housing has faced a similar increase, whereby currently a two-bedroom apartment in

Rhodeville rents for approximately \$1200. Regardless of the reasons cited for such increases—out-of-state buyers, shortage of building sites—it is clear now that an increased supply of affordable rental and homeownership stock must be created in order to accommodate a wider range of incomes.

D. Rhodeville's Current Housing Inventory

A review of Rhodeville's current housing inventory, including its current LMI stock, was conducted to assess the town's affordable housing units. In the last ten years only 32 units of multi-family housing have been built in Rhodeville. This fact and the new jobs being created influenced the decision to allow multi-family by right in the Village Zoning District, and for the density bonus in the Village Extension. The tables below provide information on the distribution of housing units, the age of the housing stock, and the existing LMI units.

Table 6A: Rhodeville's 2000 Housing Stock, by # Units

Total # of Units	5869
Single Family	4599
2-4 units	928
5-9 units	185
10 or more	125
Mobile home	32
Boat, RV, etc.	0
Source: 2000 US Census; RI Statewide Planning Program, Report #106: Housing Data Base	

Table 6B: Rhodeville's History of Housing Stock, by Age

Year Built	Total Housing Units
1939 or earlier	1336
1940-1959	890
1960-1969	790
1970-1979	998
1980-1989	1055
1990-1999	562
2000-2003	238
Source: 2000 US Census	

Table 7: Rhodenville's Low- and Moderate-Income Housing

Name of Housing Project	Type of Housing	# of Units
	Public Housing Elderly	40
	RI Housing Elderly	57
	HUD 202 Elderly	22
	HUD Section 8 Elderly	5
	<i>Subtotal Elderly</i>	<i>124</i>
	Public Housing Family	58
	RI Housing Family	15
	RHS 515 Rental	6
	HUD Section 8 Family	18
	<i>Subtotal Family Units</i>	<i>97</i>
	Group Home Beds	40
	Transitional Units	12
	HUD 811	15
	<i>Subtotal Special Needs Units</i>	<i>67</i>
	TOTAL LOW-MOD UNITS	288
Source: RIH 7/2004		

V. Achieving the Low- and Moderate-Income Housing Goal

Rhodenville projects, based upon current market conditions, that by expanding its building permits to 75 per year and assuming that up to one-third of those permits will be for LMI units that it can achieve the goal of 10% LMI units within 15 years. At that time the total housing units is anticipated to be 6,619 and the total LMI units built through the strategies outlined in the previous pages will number 382. Combined with the existing 288 units, that would bring the total of LMI housing units to 662 or 10.12% of its total housing stock.

A. How Each Strategy Will Contribute to Goal

Table 8, below, depicts the number of units projected for each development strategy:

Table 8: Number of LMI Units to be Produced, by Development Strategy and Time

Development Strategy	Year 0 to 5	Year 6 to 10	Year 11 to 15
Mill building (150X25%)	38		
School into elderly	20		
Scattered site tax credit		35	
Village Zoning District (915*.2)	30	20	25
Village Extension Zoning District (987*.2)		33	49
Mandatory Inclusionary Zoning ^a (979*.2)	20	20	32
Rehab tax credit program ^b	20	20	20
Total low-mod units added	128	128	126
Running total low-mod units	416	544	670
Total anticipated # of housing units ^c	5869	6244	6,619
10% goal	587	624	662
% low-mod units achieved	7.09%	8.71%	10.12%
^a assumes only 1/3 permits will apply to subdiv of 10 or more			
^b does not assume additional building permits			
^c assumes growth rate of 75 units/yr total			

Table 9, below, describes the household and tenure types to be served by each development strategy. The goals depicted for each type correspond to the proportional CHAS need discussed in Section IV.

Table 9: Number of LMI Units to be Produced, by Household and Tenure Type

Development Strategy	Totals by Strategy	Elderly		Family		Special Needs	
		Rental	HO*	Rental	HO	Rental	HO
Mill building (150X25%)	38			33		5	
School into elderly	20	20					
Scattered site tax credit	35			30		5	
Village Zoning District (915*.2)	75			30	20	20	5
Village Extension Zoning District (987*.2)	82			25	40	11	6
Mandatory Inclusionary Zoning (979*.2)	72			10	62		
Rehab tax credit program	60			15	40	5	
Total low-mod units added	382						
Totals by HH and tenure type		20	0	143	162	46	11
Totals by HH type		20		305		57	
Future Need Goal by CHAS data		GOAL 12		GOAL 305		GOAL 57	
*HO = homeownership							

B. Timeframe for Implementation of Strategies

The strategies for implementation fall into two categories—development activities and non-development activities. The timeframe for the development activities stretch out over 15 years and is projected in Table 8 above. The timeframe for the non-development activities, such as zoning changes, is projected in Table 4 on page 9.

VI. Redevelopment and Reuse of Existing Buildings

As described in Section III, Rhodeville plans to redevelop an existing mill building and a former school. The town has also identified a number of blighted properties for redevelopment and some parcels for infill development for its application with a local CDC for a scattered site tax-credit development of 35 units. All of these sites are located within one of the two areas designated as a Village Zoning District and are connected to public water and sewer (see Figure 1). Table 10, below, projects the number of LMI units to be developed from these sites:

Table 10: Rhodeville's Redevelopment and Reuse of Existing Buildings and Infill Sites

Building	Projected # of LMI units
Mill structure	38
Decommissioned school	20
5 blighted properties (VZD)	21
3 infill parcels (VZD)	14

VII. Responsible Parties, Partners and Resources for Implementation Strategy

Table 11, below, restates both the implementations of the development and non-development strategies, as described in tables 4 and 8. Obviously, the town has only partial control over the goals that are stated with regard to the development strategies. However, the Affordable Housing Task Force has as its mission the attainment of these goals. In some cases the projected resource or partner may change, however, the overall number of units projected and the achievement of the 10% goal will remain. It is the intention of the Task Force to regularly report on the status of the implementation strategy to the Town Manager and Council.

Table 11: Summary of Responsible Parties, Partners and Resources for Implementation Strategies

	Action	Responsible Party	Resource	Timeframe
Non-development strategies	Create AH Task Force	Town Council	Planning office will provide staff support.	DONE
	Adopt Zoning changes: 1. Village Zoning District/Mixed Use 2. Village Extension Zoning District/Density Bonus 3. Mill reuse 4. Inclusionary Zoning	Town Council	Planning Board and Planning Office	12 months
	Waive impact fees	Town Council	Planning Office	6 months
	Exempt permit cap	Town Council	Planning Office	6 months
	Advocate for legislation to permit establishment of Housing Trust Fund	Town Council AH Task Force CDC	Planning office will provide staff support.	6-12 months
Development strategies (non-zoning related)	Mill building (150X25%)	Private developer	LIHTC State Historic Tax Credit NOP	Within 5 years
	School into elderly	Local CDC	HUD 202	Within 5 years
	Scattered site tax credit	Local CDC	LIHTC HOME NOP	In years 6-10

VIII. Analysis of Feasibility of Goal and Consistency with the Comprehensive Plan

In this plan, Rhoderville has sought to demonstrate that it intends to develop 382 new units of low- and moderate-income housing over the next 15 years. Adding to its current LMI unit total of 288 for a grand total of 662 units projected against an anticipated total housing unit count of 6,619 by 2020 would provide for 10.12% LMI housing units within 15 years.

The town will waive its current building permit cap of 60 units per year for LMI units to project a growth rate of 75 units per year and assume that approximately 30% (or 22-23) of those will be LMI. Having exceeded this rate of growth throughout the 1980s, 75 building permits per year seems quite reasonable and the build-out analysis in Table 3 on page 7 provides ample capacity to provide these number of units.

Given the choice of placement of a significant number of these units within publicly infrastructured areas, and the plan to extend public services to the new Village Extension Zoning District, the town will be able to adequately service this housing. The expansion of these services is also consistent with other relevant elements of the Town's Comprehensive Plan including its intention to bring in new economic development. It is hoped that Rhoderville can convince RIPTA to increase its public transportation services to the areas as well.

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- A. RI Housing’s “Low- and Moderate-Income Housing by Community” Chart, dated July 2004
- B. 2000 CHAS Data for Rhodeville, RI
- C. 2000 CHAS Data for Rhodes County, RI
- D. 2000 CHAS Data for the State of Rhode Island

**Figure AHP-1
Town of Rhodenville Affordable Housing Plan --
Location of Targeted Strategies to Increase Low & Moderate Income (LMI) Housing**

